

Report

**BUILDING SURVEY FOR
ASBESTOS CONTAINING MATERIALS**



Subject Property: Apartment House

Address: 209 Harmon Street
Elmira, New York

Date of Survey: September 17, 2016

Prepared by: Atlantic Environmental Consulting
3725 Alpine Drive
Endwell, NY 13760



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I. Executive Summary

This Section is a summary only and the user must refer to the entire contents of this report including Appendices.

A. Project Background

Project Background		
Purpose of Survey:	Pre-demolition	
Asbestos Survey Contractor:	Atlantic Environmental Consulting	
Date of Survey:	September 17, 2016	
Inspector(s):	Matthew Weintraub	Stephen Major
NYSDOL Certificate(s):	93-10084	03-01809
Client:	J. B. Evans & Sons	
Site Name:	Apartment House	
Site Address:	209 Harmon Street, Elmira, New York	
Brief Building Description:	The subject structure is a two story apartment house	
Property Owner:	Michael T. Karam	
Owner Mailing Address:	Not provided	
Occupancy:	Occupied	

This building survey was performed on the subject building as part of the requirements for demolition and/or renovation under the New York State Department of Labor (NYSDOL) Industrial Code Rule 56, to determine if asbestos containing materials (ACMs) were used to build the structure. Suspect building materials were categorized into homogeneous areas and then inspected and sampled in order to be identified as ACMs or non-asbestos containing materials (NACMs).

B. Significant Findings

The findings of this asbestos survey are listed below. Additional details are presented in **Section IV**.

The following materials were found to contain asbestos in concentrations greater than 1%:

Friable ACMs

- **Friable joint compound** on drywall surfaces throughout the building (approximately 3,000 square feet).

Non-Friable Cementitious ACMs

- **Non-friable cementitious siding (Transite)** on the exterior walls (approximately 2,200 square feet).

This Section is a summary only and the user must refer to the entire contents of this report including Appendices.

II. General Information

A. Description of Structure

Description of Structure	
Number of Stories:	Two stories
Superstructure:	Wood framed
Foundation:	Full basement
Roofing:	Asphaltic
Exterior Walls / Siding:	Cementitious tiles
Interior Floors:	Resilient flooring, carpet
Interior Walls:	Drywall
Interior Ceilings:	Drywall, grid ceiling, ceiling tiles
Heating System:	Wall-mounted space heaters
Heating Plant Location:	Within each unit
Other Features:	N/A
Outbuildings:	N/A

B. Purpose of Survey

This survey was conducted in order to determine whether asbestos-containing materials (ACMs) and/or asbestos materials are present in the structure. Asbestos can cause debilitating or fatal illnesses. When disturbed, as during demolition or renovation activities, asbestos fibers can become airborne whereupon they can create a health hazard. ACMs and asbestos materials in buildings, and the disturbance of same, are regulated under federal, state, and local laws.

As part of asbestos surveys, suspect ACMs are identified and, where appropriate, sampled for analysis by an accredited laboratory. The suspect materials are also grouped into two categories: friable (able to be crushed or pulverized by hand pressure) and non-friable. Materials that are typically non-friable in their normal state, such as asphalt roofing or resilient floor tile, may become friable when subjected to mechanical abrasion activities (e.g. dry cutting or floor sanding). The physical disintegration of the material could cause asbestos fibers to be dispersed into the air.

C. General Procedure

Suspect ACMs are targeted for identification by (1) a review of pertinent building plans and other records, where available, and (2) by the sampling of suspect materials for certified laboratory analysis.

The following list (excerpted from 12NYCRR Part 56-5) summarizes typical ACMs and suspect materials in buildings; it is not all-inclusive:

Typical ACMs / Suspect Materials	
Surfacing Treatments:	
• Fireproofing	• Finish plasters
• Acoustical plaster	• Skim coats of joint compound
Thermal System Insulation:	
• Equipment insulation	• Cement or mortar used for boilers & refractory brick
• Boiler breeching, rope, duct, or tank insulation	• Piping and fitting insulations
Roofing and Siding Miscellaneous Materials:	
• Insulation board	• Cementitious board (transite)
• Vapor barriers	• Flashing
• Coatings	• Shingles
• Non-metallic or non-wood roof decking	• Galbestos
• Felts	
Other Miscellaneous Materials:	
• Dust and debris	• Fire blankets
• Floor tile	• Fire doors
• Cove base	• Brakes and clutches
• Floor leveler compound	• Mastics, adhesives and glues
• Ceiling tile	• Caulks
• Vermiculite insulation	• Sheet flooring (linoleum)
• Gaskets, seals, sealants	• Wallpaper
• Vibration isolators	• Drywall
• Laboratory tables and hoods	• Plasterboard
• Chalkboards	• Spackling/joint compound
• Pipe penetration packing / firestopping materials	• Textured paint
• Cementitious board	• Grout
• Electrical wire insulation	• Glazing compound
• Fire curtains	• Terrazzo

D. Limits of Survey

It is the belief of the inspector that the survey was comprehensive in nature. However, certain materials could exist within the survey area that were not exposed even though destructive techniques were authorized. Accessible areas were visually inspected and covering surfaces were removed as safety concerns and the limits of the survey permitted.

The building was occupied and furnished at the time of inspection. As such, sampling was planned in such a way as to be minimally obtrusive to the occupants. Certain surfaces and materials may have been obscured, inaccessible, or otherwise unable to be sampled in an occupied environment. Additional destructive sampling may be required prior to demolition.

The described locations of ACMs may not be all-inclusive.

Quantities of ACMs are estimated and are not intended to be used for abatement project bidding/pricing. The abatement contractor, project designer, and others are advised to verify all site parameters including material quantities.

III. Asbestos Survey Procedures

A. Inspection & Sampling

The physical inspection of the property was conducted on September 17, 2016. The inspection consisted of the examination of accessible suspect materials (which may contain asbestos) in interior and exterior installations within the structure, in accordance with 12NYCRR Part 56-1.9.

Asbestos records: No records were provided that indicate the presence of ACMs in the building.

The structure was visually inspected to identify potential ACMs. The inspector assessed each suspect material to determine whether the material was friable or non-friable. Quantities and condition of suspect ACMs were recorded.

The suspect materials in this inspection were flooring, drywall, joint compound, ceiling tiles, window glazing compound, roofing, siding, felts, and flue cement.

A total of 38 samples were collected and submitted for analysis.

Certain building materials that were obviously not ACMs, such as wood, concrete, glass, and metal, were not sampled.

B. Laboratory Testing

Collected samples were sealed for transport under chain-of-custody documentation to EMSL Laboratories in New York, NY, NYS ELAP #11506. Samples were received at the laboratory on September 21, 2016. The analytical data were received from the laboratory on September 26, 2016. A copy of the laboratory's certification is included in Appendix B.

Either Polarized Light Microscopy (PLM) with Dispersion Staining or Gravimetric Matrix Reduction and PLM with Transmission Electron Microscopy (TEM), used for negative confirmation, were performed. Non-friable organically bound samples (NOBs) such as vinyl floor tile or asphalt-based roofing material are required, in NYS, to be analyzed utilizing gravimetric reduction protocols. NOB samples testing negative under the PLM portion of this examination underwent TEM analysis.

Multiple samples were taken of most homogeneous suspect materials. In order to minimize analytical costs the laboratory was instructed to forego additional analyses if and when one sample of a multiple homogeneous group or a layered system tested positive (positive stop).

IV. Findings

A. Laboratory Results

The laboratory analytical results are attached as Appendix A.

B. Summary of Findings

The following materials were found to contain asbestos in concentrations greater than 1%:

Friable ACMs

- **Friable joint compound** on drywall surfaces throughout the building (approximately 3,000 square feet).

Non-Friable Cementitious ACMs

- **Non-friable cementitious siding (Transite)** on the exterior walls (approximately 2,200 square feet).

Survey Data

Survey data, including sampling locations, material descriptions, friability, condition, estimated quantities of ACM (if any), and asbestos content are summarized in **Table 1**.

Homogeneous Areas

Homogeneous areas of ACM and non-ACM materials are summarized in **Table 2**.

Building Diagrams

Diagrams of the building showing locations of positive and negative samples are presented in **Figure 2**.

Photos of ACM are in the *Photos* section after Figure 2.

C. Transmittal of Survey Information

In accordance with 12NYCRR Part 56, the results of the building/structure asbestos survey shall be immediately transmitted by the building/structure owner as follows:

1. "One copy of the completed asbestos survey shall be sent by the owner or their agent to the local government entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under applicable State or local laws."
2. "The completed asbestos survey for controlled demolition (as per Subpart 56-11.5) or pre-demolition asbestos projects shall also be submitted to the appropriate Asbestos Control Bureau District Office." *The local New York State Asbestos Control Bureau District Office is provided below.*
3. "The completed asbestos survey shall be kept on the construction site with the asbestos notification and variance, if required, throughout the duration of the asbestos project and any associated demolition, renovation, remodeling or repair project."

SYRACUSE DISTRICT

(Counties: Allegany, Broome, Cayuga, Chemung, Chenango, Cortland, Delaware, Franklin, Hamilton, Herkimer, Jefferson, Lewis, Madison, Oneida, Onondaga, Oswego, Otsego, St. Lawrence, Schuyler, Seneca, Steuben, Tioga, Tompkins)

- 450 S. Salina Street, Syracuse, NY 13202; (315) 479-3215

V. Recommendations

Prior to demolition, asbestos containing materials should be removed in accordance with 12NYCRR Part 56.

If hidden or otherwise suspect ACMs are discovered during demolition activities (or within the debris pile) they should be sampled and analyzed according to the procedures herein, and the scope of the demolition or removal altered as necessary based on the findings.

This survey report should be filed by the building owner with the appropriate governmental agencies, as noted in Section IV.C of this report. The inspector will retain a copy of this report in accordance with 12 NYCRR Part 56. Questions related to this survey should be directed to the Inspector at 607-239-4311.

Respectfully Submitted,
ATLANTIC ENVIRONMENTAL CONSULTING, LLC



Matthew Weintraub
N.Y. Asbestos Inspector No. 93-10084



Stephen Major
N.Y. Asbestos Inspector No. 03-01809

Tables

Figures

Photos - 209 Harmon Street, Elmira, NY

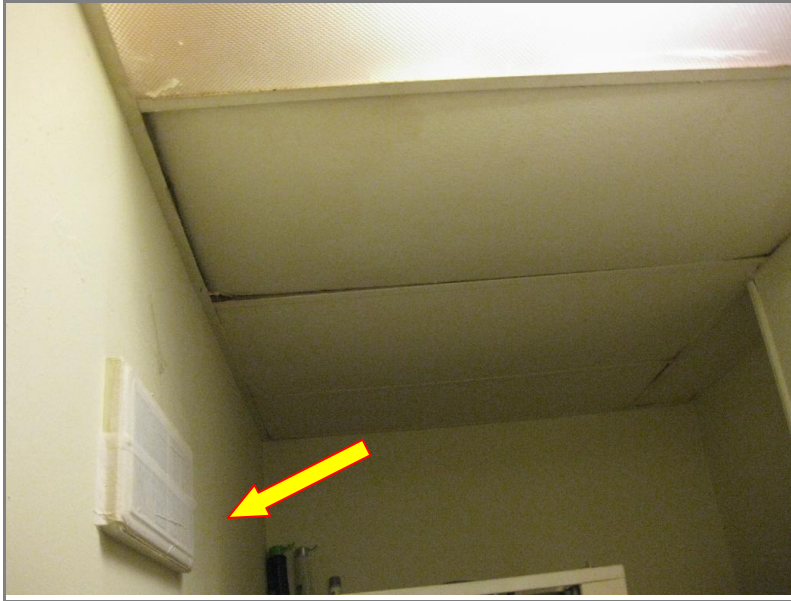


Photo 1:

Joint compound on drywall on first floor walls and ceilings is positive friable ACM.



Photo 2:

Cementitious (Transite) siding on the exterior walls is positive non-friable ACM.

Appendix A - Laboratory Analytical Data

Appendix B - Inspector & Laboratory Accreditation

New York State – Department of Labor
Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Atlantic Environmental Consulting, LLC
3725 Alpine Drive
Endwell, NY 13760

FILE NUMBER: 07-30731
LICENSE NUMBER: 30731
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 05/26/2016
EXPIRATION DATE: 05/31/2017

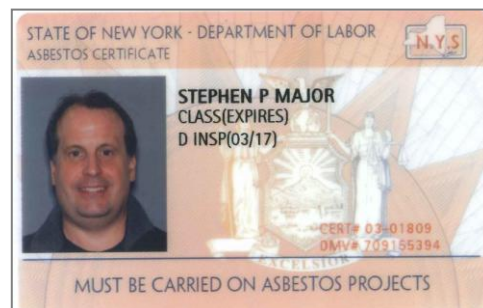
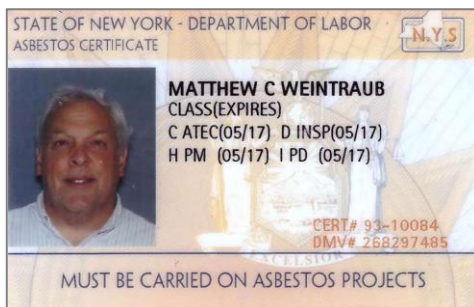
Duly Authorized Representative – Lynette M. Weintraub

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko
Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)



NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2017
Issued April 01, 2016

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. JAMES HALL
EMSL ANALYTICAL, INC
307 WEST 38TH STREET
NEW YORK, NY 10018

NY Lab Id No: 11506

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

Sample Preparation Methods

EPA 3050B



Department
of Health

Serial No.: 54297

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

Appendix C

Glossary of Terms, Abbreviations, And Acronyms

12 NYCRR Part 56	A part of the Codes, Rules, and Regulations of New York State intended to control asbestos removal and disturbance activities. Commonly referred to as “Code Rule 56.”
12x12	In inches, a size description of floor tile; width x length.
1x1	In feet, a size description of ceiling tile; width x length.
2x2	In feet, a size description of ceiling tile; width x length.
2x4	In feet, a size description of ceiling tile; width x length.
9x9	In inches, a size description of floor tile; width x length.
ACM	Asbestos-containing material.
Air-Cell	Thermal pipe insulation comprised of corrugated layers which form air spaces.
Asbestos	Any of several naturally-occurring amphibole and serpentine minerals which separate into long threadlike fibers.
Asphaltic	Having an asphalt or tar-like matrix, as in a typical roof shingle.
BR	Bedroom
BUR	Built-up roofing; typically layers of asphaltic felt bonded and sealed with tar or pitch.
Ceil	Ceiling
Cementitious	Having a lime-cement matrix; such materials are typically hard and rigid.
Code Rule 56	A part of the Codes, Rules, and Regulations of New York State intended to control asbestos removal and disturbance activities. Technically referred to as “12 NYCRR Part 56.”
CT	Ceiling tile.
DR	Dining room.
Drywall	A gypsum-based sheet with heavy paper facings, used as a wall and ceiling finish, fire stopping, and sound-deadening.
E	East on the compass.
ELAP	Environmental Laboratory Approval Program, administered by the New York State Department of Health.
Felt	Any of a variety of thick papers and fabrics that are formed by pressing fibers into place, rather than weaving.
Friable	Able to be crushed or pulverized by hand pressure.
Glazing Compound	A putty or caulk used to set and seal glass in a window frame.
HVAC	Heating, ventilation, and air conditioning.
Joint Compound	A gypsum or lime based plaster-like material used to conceal and finish joints in drywall.
Kit	Kitchen.
Lagging	Thermal insulation typically installed on a boiler or tank.
l.f.	Linear feet; a unit of measure typically used to quantify the length of pipe insulation.
Limited	For asbestos surveys, the term “limited” acknowledges the fact that all possible suspect materials may not be observed. Some materials can be concealed within inaccessible areas or cannot be reached due to safety concerns. Also, a client may request a survey with limits.

LR	Living room.
Masonry	Structures comprised of concrete, brick, concrete block, or similar materials.
N	North on the compass.
NACM	Non-asbestos containing material. Contains less than 1% asbestos by laboratory analysis.
NAD	No asbestos detected (by laboratory analysis).
NE	Northeast on the compass.
NOB	Non-friable organically bound. NOBs have an organic matrix (tar, asphalt, plastic, etc.) that generally binds other constituents (fibers, powders) together. Examples are asphaltic roofing and resilient flooring.
Non-Friable	Not able to be crushed or pulverized by normal hand pressure.
NW	Northwest on the compass.
NYSDOL	New York State Department of Labor
PACM	Presumed asbestos-containing material.
PLM	Polarized light microscopy; a laboratory analytical method for identifying asbestos.
Pre-Demolition	Referring to an activity, such as a survey or inspection, conducted prior to the disturbance or demolition of a building or portion of a building.
Resilient	Somewhat flexible or plastic; able to be slightly bent or flexed without breaking.
Roll	Asphaltic rolled roofing.
S	South on the compass.
SE	Southeast on the compass.
s.f.	Square feet; a unit of area measure typically used to quantify surfacing materials, roofing, drywall, etc.
Shingle	A tile (of wood, asphalt, etc.) that is installed in overlapping fashion as a covering on roofs and walls.
Subject Property	The building or buildings that are within the work scope of an asbestos survey.
Survey	An inspection and sampling of a building, structure, debris pile, etc., for suspect asbestos-containing materials.
Suspect Material	A material which may contain asbestos.
SW	Southwest on the compass.
TEM	Transmission electron microscopy; a laboratory analytical method for identifying asbestos.
Transite	A brand of cementitious board or pipe. Older Transite typically contains asbestos.
TSI	Thermal system insulation.
Util	Utility.
VAT	Vinyl asbestos tile (floor).
VCT	Vinyl composition tile (floor).
W	West on the compass.